

FOR LEASE: GROUND FLOOR SPACE

SILVER SPRING LIBRARY: 900 WAYNE AVENUE, SILVER SPRING, MD



Opportunity

- 3,930 sf ground floor space available at new Silver Spring Library
- Located within the Silver Spring Central Business District
- Site of Purple Line Station
- 2 blocks from Silver Spring Transit Center (Metro Red Line/MARC Rail)
- Public parking garage adjacent
- Zoned CR
- Warm, lit shell, tenant fit out required
- 15'-0" floor-to-floor ceiling height
- Loading dock

Terms

- Market rate rent
- 5-year term
- Modified NNN lease; Operating/utility costs allocated on a psf basis
- Fit out by tenant

Floor Plan

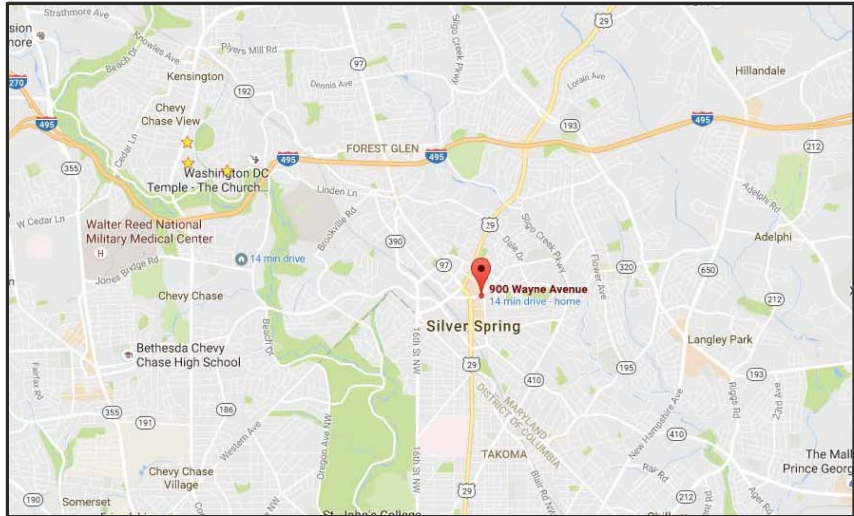
- Floor plan found at: <http://www.montgomerycountymd.gov/DGS-BDC/Resources/Images/SS/710302/ssl-a-101-first-floor-plan-color.jpg>

MONTGOMERY COUNTY, MARYLAND

AVAILABLE: 900 WAYNE AVENUE, SILVER SPRING, MD

Site Description

- Library located at intersection of Wayne Avenue and Fenton Street
- Within Silver Spring Central Business District, State-designated Arts and Entertainment District, a Bike/Pedestrian Priority Zone, Fenton Village Overlay Zone and Metro Station Policy Area
- 1,690 space public parking garage across street; free on evenings and weekends
- Across the street from Whole Foods Market, Washington Sports Club and Courtyard Silver Spring Downtown
- Two blocks from Discovery Communications



Co-Located Uses

- Silver Spring Library occupies floors 3 through 5
- Kefa Café operates small café
- Basement level to be occupied by Ghandi Brigade, a nonprofit organization that focuses on youth media projects about social justice
- Second floor occupied by Levine Music, a nonprofit community music center that offers music education
- Adjacent to The Bonifant, a new 149-apartment community for seniors
- Site will accommodate a transit station for the new Purple Line

Contact

Montgomery County, Maryland
Department of General Services
101 Monroe Street, 9th Floor
Rockville, MD 20850

Greg Ossont
Deputy Director
greg.ossont@montgomerycountymd.gov